

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20198 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

**** CONDITIONS ****

The Planning Commission (5-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 { 1 }), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The test driving of motorcycles at this location shall be prohibited.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this Special Use Permit is for a motorcycles sales business with ancillary motorcycle service bays within an existing 104,113 square-foot building. A companion Site Development Plan Review (SDR-20196) for facade and other architectural changes to an existing retail building will be heard concurrently with this application. The proposed use is compatible with the area and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U to C-1 (Limited Commercial) for this site.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
04/12/07	The Planning Commission recommended approval of companion items SDR-20196 concurrently with this application.
	The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #13/jk).
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.
<i>Neighborhood Meeting</i>	
03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.76 ac

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	515 Feet	Y
Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	N*
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping standards.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motorcycle Sales	104,113 sq. ft.	1:250	408	9			
TOTAL			417		1136*		Y
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock						Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

ANALYSIS

MOTORCYCLE/MOTOR SCOOTER SALES [C-1]

1. All display and sales shall take place in an enclosed building.
2. The minimum gross floor area of the building shall be 7,000 square feet.

The proposed use would be located in an existing shopping center and is compatible with this location. The applicant will be making a number of improvements to the existing building. Additionally, the applicant has indicated that there will not be test driving of motorcycles from this location. A condition of approval has been added regarding the test driving of motorcycles. In lieu of test driving there will be an interior area for perspective customers to test their motorcycle. The service bays are accessible through the interior of the building and are not visible from the public right-of-way. The servicing of motorcycles will be an ancillary use to the sales of motorcycles. Approval of this request is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. “The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed land use will be located within an existing shopping center and provides a tenant for a building that has undergone several tenant changes in the past few years. The proposed use is a permitted use within the C-1 (Limited Commercial) zoning district with the approval of a special use permit. At this location, the proposed use is consistent with the General Plan and the surrounding uses.

- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed site is physically suitable for the type and intensity of the proposed land use.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Rainbow Boulevard and Sahara Avenue are both designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this special use permit will not compromise the public health, safety, and welfare, nor the overall objectives of the General Plan. In fact, approval of this use will provide a tenant for the largest building within the Rainbow/Sahara commercial subdivision; thereby, providing stability within this shopping center.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use meets all of the applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 145 by City Clerk

APPROVALS 0

PROTESTS 0